

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

November 1, 2005 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

5:00 P.M.

CHAIRMAN WILL CALL THE HEARING TO ORDER:

1.
 - (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2020* - Official Community Plan Bylaw No. 7600 and Zoning Bylaw No. 8000.
 - (b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing.
 - (c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after October 17, 2005 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.
 - (d) Council debate on the proposed bylaws will take place when they are considered by Council during the Regular Council meeting after the conclusion of this Hearing.
 - (e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.
2. The City Clerk will provide information as to how the meeting was publicized.

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3. INDIVIDUAL BYLAW SUBMISSIONS:

3.1

[BYLAW NO. 9500 \(Z05-0029\)](#)

LOCATION: 1240 Band Road
LEGAL DESCRIPTION: Lot 1, Section 13, Township 26, ODYD, Plan 13388
APPLICANT: D.E. Pilling & Associates Ltd.
OWNER: Tony Balisky
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RU1 – Large Lot Housing
PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate a 21 lot single family subdivision.

3.2

[BYLAW NO. 9503 \(Z05-0035\)](#)

LOCATION: 470 & 500 Fleming Road, 1065 & 1075 Leathead Road
LEGAL DESCRIPTION: Part of Lot B, Section 27, Township 26, ODYD, Plan 24982, Lot 2, Section 27, Township 26, ODYD, Plan 10847, Lot 1, Section 27, Township 26, ODYD, Plan 10847 except Plan A12943, Lot C, Section 27, Township 26, ODYD, Plan 24982 except Plan A12943
APPLICANT: New Town Planning Services
OWNER: Donald Kirschner, Steven Kirschner, Gordon Kirschner, Heidi Kirschner, Allan Kirschner, Angelica Kirschner, Neil Lachelt and Deborah Lachelt
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU6 – Two Dwelling Housing
PURPOSE: The applicants are proposing to rezone the subject properties in order to facilitate a subdivision resulting in the creation of 6 new lots from the existing 4 lots.

3.3(a)

[BYLAW NO. 9504 \(OCP04-0019\)](#)

LOCATION: N of McKinley Road
LEGAL DESCRIPTION: Lot 1, Sections 20 and 29, Township 23, ODYD, Plan KAP70569 except plan KAP70818
APPLICANT: D.E. Pilling & Associates Ltd.
OWNER: 616507 B.C. Ltd.
OFFICIAL COMMUNITY PLAN AMENDMENT: Changing the Future Land Use designation from “Future Urban Reserve” to the “Rural/Agricultural” designation.
PURPOSE: The applicant is proposing to amend the Official Community Plan in order to facilitate a proposed 15 lot Rural Residential Subdivision.

3.3(b)

BYLAW NO. 9505 (Z05-0009)

LOCATION: N of McKinley Road
LEGAL DESCRIPTION: Lot 1, Sections 20 and 29, Township 23, ODYD, Plan KAP70569 except plan KAP70818
APPLICANT: D.E. Pilling & Associates Ltd.
OWNER: 616507 B.C. Ltd.
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RR1 – Rural Residential 1
PURPOSE: The applicant is proposing to Rezone the subject property in order to facilitate a proposed 15 lot Rural Residential Subdivision.

3.4

BYLAW NO. 9497 (Z05-0042)

LOCATION: 1957 and 1961 Kane Road
LEGAL DESCRIPTION: Lots 1 & 2, Section 33, Township 26, ODYD, Plan 23353
OWNER/APPLICANT: 0713522 B.C. Ltd.
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RM5 – Medium Density Multiple Housing
PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate a proposed apartment Housing Development.

3.5

BYLAW NO. 9498 (Z05-0055)

LOCATION: 375 Taylor Road
LEGAL DESCRIPTION: Lot A, Section 22, Township 26, ODYD, Plan 31372
OWNER: Armogan & Elizabeth Oidyar
PRESENT ZONING: RU1 – Large Lot Housing zone
REQUESTED ZONING: RU6 – Two Dwelling Housing zone
PURPOSE: The applicant is proposing to rezone the subject property in order to construct a second house at the rear of the subject property.

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3.6

BYLAW NO. 9499 (Z05-0047)

LOCATION: 2750 Arthur Road
LEGAL DESCRIPTION: Lot A, Section 20, Township 23, ODYD, Plan 5370
APPLICANT: Burrows Huggins Architect
OWNER: Ross Grieve
PRESENT ZONING: A1 – Agricultural 1 zone
REQUESTED ZONING: A1s – Agricultural 1 with secondary suite
PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate a secondary suite within an accessory building.

3.7

BYLAW NO. 9501 (Z05-0057)

LOCATION: 570 Bach Road
LEGAL DESCRIPTION: Lot 25, Section 26, Township 26, ODYD, Plan 22499
APPLICANT: United Homes
OWNER: Nagina & Kuldip Johal
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU6 – Two Dwelling Housing
PURPOSE: The applicant is proposing to rezone the subject property in order to allow for the addition of a second single detached dwelling.

3.8

BYLAW NO. 9506 (Z05-0063)

LOCATION: 4990 N Hwy 97
LEGAL DESCRIPTION: Part of Lot A, Sections 10 & 11, Township 23, ODYD, Plan 38917, except plan KAP57788
APPLICANT: HMA Architects
OWNER: University of British Columbia – Okanagan
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: P2 – Education and Minor Institutional
REZONING PURPOSE: The applicant is proposing to amend the northern zoning boundary between the P2 and the A1 zone in order that the new proposed student residence building will be located within the P2 zoned portion of the subject property.

3.9

BYLAW NO. 9507 (Z05-0053)

<u>LOCATION:</u>	710 & 730 Martin Ave & 1419 Richter Street
<u>LEGAL DESCRIPTION:</u>	Lot 2, 3, & 4, District Lot 138, ODYD, Plan 1346
<u>APPLICANT:</u>	J. Herman Group Inc.
<u>OWNER:</u>	William Grover, Sing & Kayea Wong,
<u>PRESENT ZONING:</u>	RU6 – Two Dwelling Housing
<u>REQUESTED ZONING:</u>	RM5 – Medium Density Multiple Housing
<u>PURPOSE:</u>	The applicants are proposing to rezone the subject property in order to construct 30 units of apartment housing within a four and a half storey apartment building.

3.10

BYLAW NO. 9502 (Z05-0050)

<u>LOCATION:</u>	3302 – 3316 Appaloosa Road
<u>LEGAL DESCRIPTION:</u>	Part of Lot 1, Section 2, Township 23, ODYD, Plan KAP77846,
<u>APPLICANT:</u>	Harold Schneider
<u>OWNER:</u>	694230 B.C. Ltd.
<u>PRESENT ZONING:</u>	I2 – General Industrial
<u>REQUESTED ZONING:</u>	I1 – Business Industrial
<u>PURPOSE:</u>	The applicant is proposing to rezone a portion of the subject property in order to allow for a more desirable range of uses, such as office space, general industrial and warehousing.

4. PROCEDURE ON EACH BYLAW SUBMISSION:

- (a) Brief description of the application by City Staff (Planning).
- (b) The Chairman will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes. Where appropriate, the applicant should have sufficient visual aids, e.g. schematics, sketches, etc. to describe the project to the Council and to the public in attendance.
- (d) The Chairman will call for representation from the public in attendance.
 - (i) The microphone at the podium has been provided for any person(s) wishing to make representation to the meeting.
 - (ii) The Chair will recognize ONLY speakers at podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes. However, if they have additional information they may address Council again after all other members of the public have been heard a first time.

- (e) **Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.**
- (f) Final calls for representation (Ask three times) Unless Council directs that the public hearing on the bylaw in question be adjourned (held open), the chairman shall state to the gallery that the public hearing on that bylaw is closed.

5. TERMINATION